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THE SANCTUARY, 1 INCH ROAD, NEWBURGH, AB41 6BQ



**Outstanding Three Public/Five Bedroomed
Detached Dwellinghouse with Fabulous Views**

OFFERS OVER
£370,000

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Accommodation Overview

Vestibule, Cloakroom, Hall, Dining Room, Kitchen, Laundry Room, Sun Room, Inner Hall, Three Bedrooms and Shower Room. Upper Lounge, Master Bedroom with En Suite Bathroom and Dressing Room and Double Bedroom Five/Study.

This beautifully appointed detached three public/five bedroomed dwellinghouse with former garage and outhouse offers an enviable level of living space with views across the Estuary, golf course and the dunes. The sellers have carried out a great deal of works, creating a bespoke family home with quality finishings and eye catching features. On the ground floor, an entrance vestibule and cloakroom leads to the welcoming hallway, and following on is the dining room with feature spiral open tread staircase leading to the upper floor, striking kitchen, a beautifully appointed sun room, three bedrooms and shower room. The magnificent upper lounge spans the width of the property with extensive picture windows running along one wall drawing an abundance of light and offering glorious views. The striking master bedroom with en suite dressing room and bathroom with separate shower, and a further double bedroom/office completes the accommodation. It is economical and easy to run, benefitting from uPVC double glazing, gas central heating, contemporary décor and quality floor coverings. Commanding glorious views across the front and standing within extensive gardens, an extensive outhouse at the rear is currently utilised as a workshop and gym. The former garage has been altered to create a handy integral laundry room and store. Viewing of this outstanding family home is essential.



Vestibule

Entered through a composite storm door and fitted with laminate flooring. Georgian style door to cloakroom, carpeted and fitted with coat hooks with half glazed door to hall.

Hall

Tastefully finished in neutral tones and fitted with a grey carpet, white panelled inner doors and deep skirtings. Built-in cupboard. Upright radiator. Twin opening French doors to dining room.

Dining Room

5.12m x 3.83m (16'8" x 12'6") approx.

Centrally located and boasting glorious views across the Estuary, this well appointed room is carpeted and presented in neutral tones. A feature spiral open tread staircase leads to the upper level and provides an eye catching feature.

Kitchen

4.38m x 3.55m (14'4" x 11'6") approx.

This immaculate, fully equipped bespoke kitchen is fitted with a comprehensive range of light grey gloss soft close cabinets at wall and base level, and is equipped with two electric ovens, combination oven, warming drawer, induction hob, black ceramic glass extractor and wine cooler. The generous runs of quartz gloss worktops incorporates co-ordinating shimmer upstands in a soft grey and a co-ordinating island unit with space for casual dining houses the 1.5 bowl Carron Phoenix sink and mixer tap with pull out shower spray and waster disposal unit underneath. Laminate flooring. Twin double glazed sliding French doors to sun room.



Laundry Room

2.54m x 1.94m (8'3" x 6'4") approx.

This handy room has been created by altering the former garage to a spacious store room and laundry room. It is plumbed for an automatic washing machine and offers space for free standing appliances. Central heating boiler.

Sun Room

4.34m x 4.07m (14'2" x 13'4") approx.

Enjoying lovely private views across the garden to rear, this bright room features a gable window and twin French doors open out to the garden. Laminate flooring and underfloor heating.

Inner Hall

Gives access to the remainder of the ground floor accommodation.

Double Bedroom 2

5.00m x 3.15m (16'4" x 10'3") approx.

Tastefully presented and enjoying views across the golf course and the Estuary to the front. Built-in double wardrobe.

Double Bedroom 3

3.73m x 2.20m (12'2" x 7'2") approx.

A well presented room, located to the rear and fitted with full height sliding opaque mirror door wardrobes.



Bedroom 4

3.74m x 2.14m (12'3" x 7'0") approx.

A bright and well presented room with window to rear, fitted with a full height wardrobe with opaque glazed and mirror sliding doors.

Shower Room

2.45m x 1.50m (8'0" x 4'9") approx.

Fitted with a self contained shower and finished with modern wet wall, incorporating a w.c and inset wash hand basin with gloss storage and co-ordinating tall cabinets with LED dimming mirror above. Laminate flooring. Upright radiator/towel rail.

Upper Lounge

8.06m x 4.97m (26'4" x 16'3") approx.

This beautifully appointed room fully appreciates the tremendous views across the golf course, the Estuary and the dunes. With picture windows running along one wall, it exudes a wonderful bright ambience. Carpeted and finished in co-ordinating décor, it also features a wall hung Living Flame gas fire which provides an eye catching feature.

Master Bedroom

5.63m x 3.93m (18'5" x 12'9") approx.

Well appointed to fully appreciate the splendid views, this stylish room incorporates patio doors to the front and a picture window to rear. Carpeted and finished in co-ordinating décor, it incorporates a walk-in dressing room fitted with hanging rails, shelving and light. Built-in wardrobe.



En Suite Bathroom

3.51m x 2.79m (11'5" x 9'2") approx.

Luxurious bathroom, fitted with a Duravit deep bath with twin headrests and wall mounted taps with pull out shower spray. It also incorporates a double sized shower enclosure with rainfall and standard showerheads, a w.c and inset wash hand basin set into coordinating vanity drawers and tall cabinet. Shelved linen cupboard housing the hot water cylinder. LED mirror above the sink to remain. Tiled flooring. Opaque window to rear.

Double Bedroom 5/Study

3.65m x 2.81m (11'10" x 9'2") approx.

An adaptable room, located to the rear and currently utilised as a home office.

Former Garage/Store

2.98m x 2.64m (9'8" x 8'7") approx.

This former garage has been converted by the sellers to form a store room with door to laundry room and integral door to kitchen. It is fully lined and fitted with an electric door, power, light and water tap.



Outhouse

This traditional stone built outhouse is in excellent order and comprises a gym room (2.99m x 2.47m (9'8" x 8'1") approx.), with French door access from the rear garden. A further door leads to a good sized general purpose workshop (6.86m x 2.65m (22'5" x 8'7") approx.), also with an independent access door.

Gardens

A tarred driveway at the front provides ample parking and incorporates shrub beds and borders of seasonal flowers. A lengthy traditional shed adjoining the property provides excellent storage for bicycles and garden implements. The private garden to the rear enjoys a high degree of privacy and seclusion and is on two levels, incorporating pathways and steps to an established lawn with borders of mature trees and shrubs. A well appointed seating area provides an excellent spot for sitting out on a warm sunny day, with gated access to a lane at the side of the property. Greenhouse to remain.



Location

Newburgh is a popular coastal village, affording the opportunity to reside in pleasant tranquil surroundings whilst being ideally situated for commuting to Bridge of Don, Aberdeen and Dyce. The area is well served by local recreational facilities including an 18 hole golf course, salmon and seatrout fishing on the River Ythan, walks along splendid beaches, and the famous Forvie Sands, which is a designated Nature Conservation area. There is also a primary school in the village, the local shop and the Newburgh Inn. The larger town of Ellon with all its amenities is conveniently situated approx. 5 miles away.

Notes

Gas central heating. uPVC double glazing. Designer upright radiators throughout. EPC=D. All quality fitted floor coverings, blinds and light fittings to remain.

Viewing

Please telephone 07970 937672 or the Selling Agent's Ellon office.

Office Reference: JHN/JC/Ellon

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